

ORDINANCE NO. 010419-84

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3919-4007 MCKINNEY FALLS PARKWAY FROM INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-CO) COMBINING DISTRICT TO PUBLIC-CONDITIONAL OVERLAY (P-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from industrial park-conditional overlay (IP-CO) combining district to public-conditional overlay (P-CO) combining district on the property described in File C14-01-0008, as follows:

Tract One: Lots 5 and 6, Block A, Ludwig Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 95, Page 92, of the Plat Records of Travis County, Texas, and

Tract Two: A 2.007 acre tract of land, more or less, out of the Schoedel Addition, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 3919-4007 McKinney Falls Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the public (P) base district and other applicable requirements of the City Code.

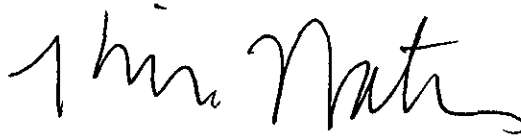
PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 30, 2001.

PASSED AND APPROVED

April 19, 2001

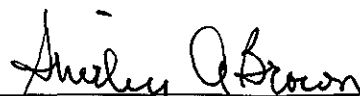
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Kirk Watson
Mayor

APPROVED: 

Andrew Martin
City Attorney

ATTEST: 

Shirley A. Brown
City Clerk

010419-84

C14-01-0008

Tract 2

P-CO zoning grandfathered

**LEGAL DESCRIPTION
OF A 9.5 ACRE TRACT OUT OF
LOTS 5, 6, AND LOT 1, SCHOEDEL
ADDITION, IN TRAVIS COUNTY, TEXAS**

Being approximately 9.5 acre tract or parcel of land out of the Schoedel Addition, a subdivision shown of record in Book 16, Page 49 of the Travis County Plat records, and being Lots 5, and 6 and a 2.007 acre tract more particularly described by metes and bounds as follows:

BEGINNING at the most southerly corner of Lot 6, of the Ludwig Subdivision as recorded in Book 95, Page 92 of the Travis County Plat Records, and the common most easterly corner of said Lot 1, Schoedel Addition, and being on the northwest line of the Alvin Benner Subdivision, a Subdivision as recorded in Book 3, Page 369 of the Travis County Plat Records, for the most easterly corner of the herein described tract of land;

THENCE with the common southeast line of Lot 1, Schoedel Addition and the northwest line of the Alvin Benner Subdivision, S 46° 39' 16" W, 200.00' to a point for the most southerly corner of the herein described tract of land;

THENCE, across Lot 1, Schoedel Addition, N 43° 12' 00" W, 437.85' to a point for the most westerly corner of the herein described tract of land and the common southerly corner of Lot 5 and easterly corner of Lot 4, of the Ludwig Subdivision;

THENCE, 46° 59' 08" E, along the northwest line of Lot 1, Schoedel Addition and the common southeast line of Lot 5, Ludwig Subdivision, 200.00' to a point on the southwest line of Lot 6, Schoedel Addition for the north corner of the herein described tract of land, and for the common east corner of Lot 5;

THENCE S 43° 12' 00" E, along the southeast line of Lot 6, Schoedel Addition, 436.69' to the **POINT OF BEGINNING**, and containing 2.007 acres in all.


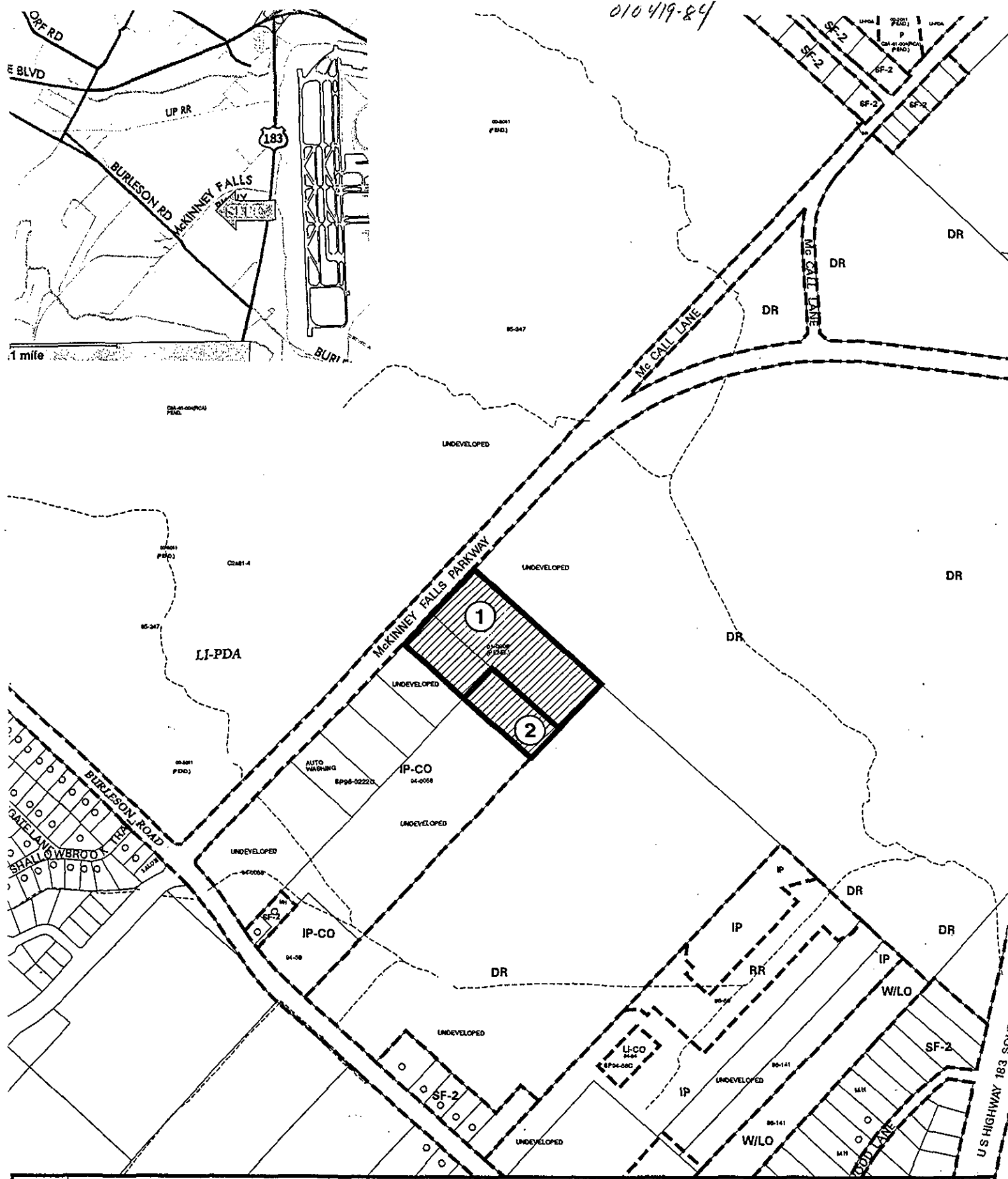



Carl E. Duaine R.P.L.S. No. 1635 1/8/01

EXHIBIT "A"

Ludwig.doc





 1" = 600'	SUBJECT TRACT		ZONING EXHIBIT B	CITY GRID REFERENCE NUMBER L16
	PENDING CASE	• • • • •		
	ZONING BOUNDARY	-----		
	CASE MGR: W.WALSH			
CASE #: C14-01-0008				
ADDRESS: MC KINNEY FALLS PKWY		DATE: 01-02		
SUBJECT AREA (acres): 9.500		INTLS: BAR		